

29.00R
2/16
LCC

RESOLUTION
NUMBER 87-07

RECORDED IN
OFFICE

'87 JAN 21 P4:50

A RESOLUTION AMENDING THE DEVELOPMENT ORDER AND PLANNED
DEVELOPMENT CONCEPT PLAN FOR THE SANDHILL PROPERTIES
DEVELOPMENT OF REGIONAL IMPACT.

RECITALS

OR 902 PG 1290

FILE 87-808330

1. An amended Development Order and Planned Development Concept Plan for the Sandhill Properties Development of Regional Impact were approved by Resolution 86-230 of the Board of County Commissioners of Charlotte County on September 9, 1986.

2. Pursuant to section 380.06(19)(f), Florida Statutes, Sandhill Properties has submitted to the local government, the regional planning agency and the state land planning agency a request for approval of a proposed change in its previously approved Development of Regional Impact, which the developer asserts would not create a substantial deviation, and this change would generally consist of the inclusion of a public golf course of approximately 96 acres and a reduction in the maximum number of dwelling units allowed in this development from 4804 to 4022 units.

3. The Southwest Florida Regional Planning Council has determined that the proposed change should not constitute a substantial deviation and has requested that any amended development order based on the proposed change be submitted to Council staff for review to ensure consistency with the proposed change.

4. The Board of County Commissioners of Charlotte County conducted a public hearing on November 18, 1986, pursuant to section 380.06(19)(f)(5), Florida Statutes, to determine whether the proposed change required further development of regional impact review, and passed and duly adopted Resolution 86-325 pertaining to the proposed change in the Development Order for Sandhill Properties.

5. Resolution 86-325 found that the proposed change did not require further development of regional impact review and indicated that the developer should submit an application for amendment of the Planned Development Concept Plan that is a part of Development Order 86-230 for the required plan review and recommendations of the Development Review Committee and the Planning and Zoning Board prior to appropriate action on an amendment to the Development Order by the Board of County Commissioners.

RECORD VERIFIED Barbara T. Scott, Clerk
By C. Slagle D. C.

6. The County Development Review Committee and the Charlotte County Planning and Zoning Board have reviewed the application PD-80-4A for amendment to the Planned Development Concept Plan and have recommended approval subject to certain conditions.

7. The Board of County Commissioners has conducted a public hearing on January 20, 1987, on the proposed change and has considered the recommendations of the Development Review Committee and the Planning and Zoning Board, and the comments of all concerned.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Charlotte County, Florida:

8. Paragraph 1) on pages 17 and 18 of Resolution 86-230 is amended as follows:

1) Any final development plan shall include the creation of a homeowners association and the clear specification of its role in owning and maintaining the 62 73 acres of private recreation area, and the 160.5 The 35.4 acres of public parks and open space including the 90 acres of parks and lakes to be open to the public included 95.7 acres of public golf course, whose use is not conditioned on residing within the development, are indicated in the Concept Plan Map HP. All costs for maintaining and installing additional recreation facilities are to be borne by the developer and/or homeowners association. If an appropriate MSTU is established by December 31, 1986, the costs for maintaining the public park and open space areas may be funded through it. A site and design plan shall be submitted to Florida Power and Light for approval for those areas within its easement.

The organizational and financial means by which the golf course will be managed as a public golf course must be submitted to the County Attorney before final Development Plan Approval.

9. Attachment A-2 to Resolution 86-230 is deleted and replaced by Attachment A-2, Master Development Plan - Map H, attached hereto as Exhibit 1.

10. Attachment A-7 to Resolution 86-230 is deleted and replaced by Attachment A-7, attached hereto as Exhibit 2.

11. Attachment B-1 to Resolution 86-230 is deleted and replaced by Attachment B-1, Amended Attachment B-1, Land Use By Phase, attached hereto as Exhibit 3.

12. Attachment B-2 to Resolution 86-230 is deleted and replaced by Attachment B-2, Phasing Plan - Map H1, attached hereto as Exhibit 4.

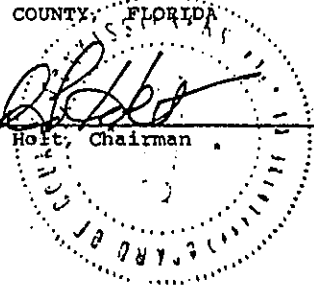
13. The Official Zoning Atlas shall be updated to reflect the amendments to PD-80-4 adopted pursuant to Resolution 86-230 and this resolution.

OR 902 PG 1292

PASSED AND DULY ADOPTED this 20th day of January, 1987.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By *Richard L. Holt*
Richard L. Holt, Chairman

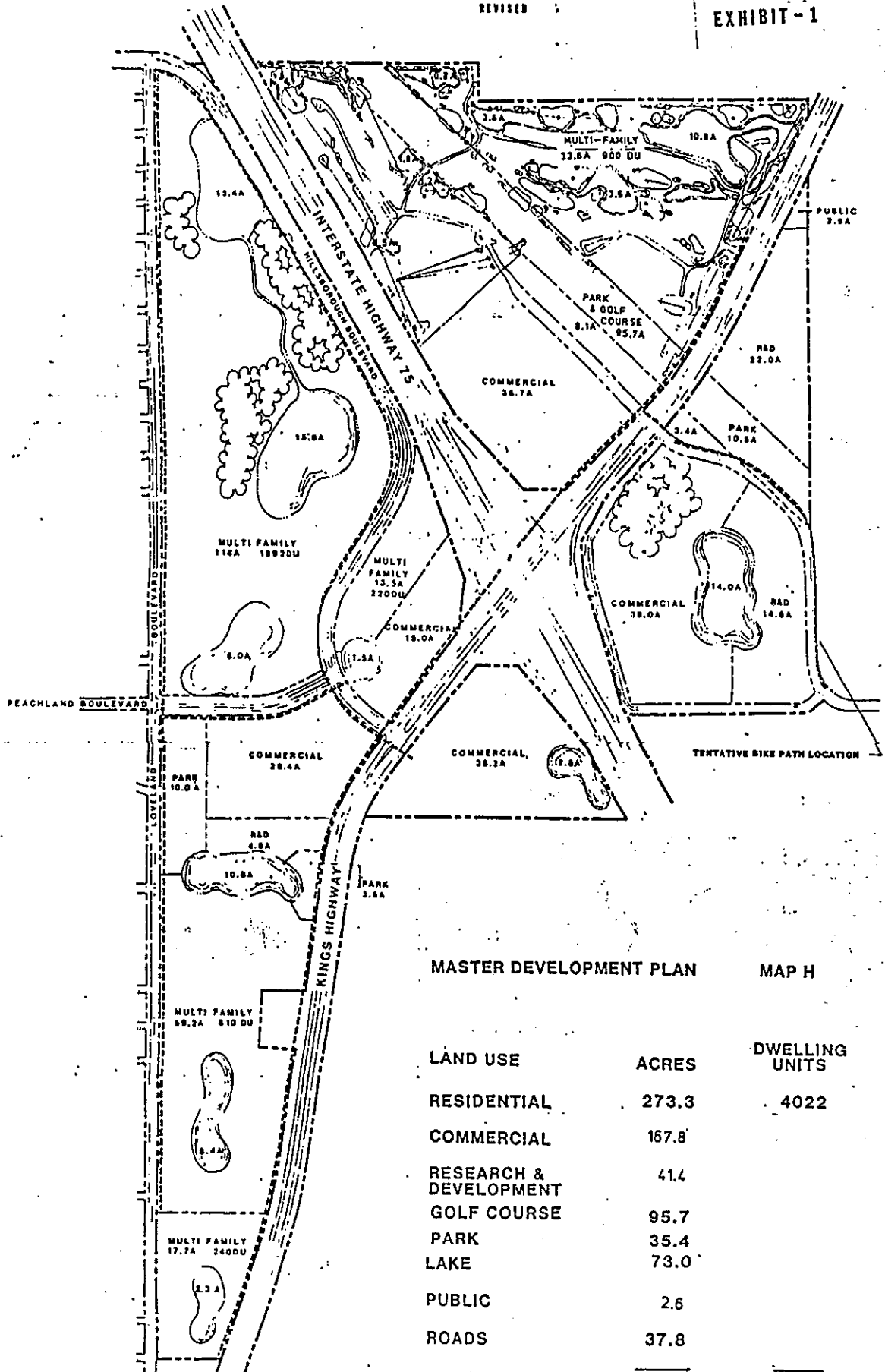


ATTEST:
Barbara T. Scott, Clerk of
Circuit Court and Ex-officio
Clerk to the Board of County
Commissioners

By *Michelle M. Picht*
Deputy Clerk

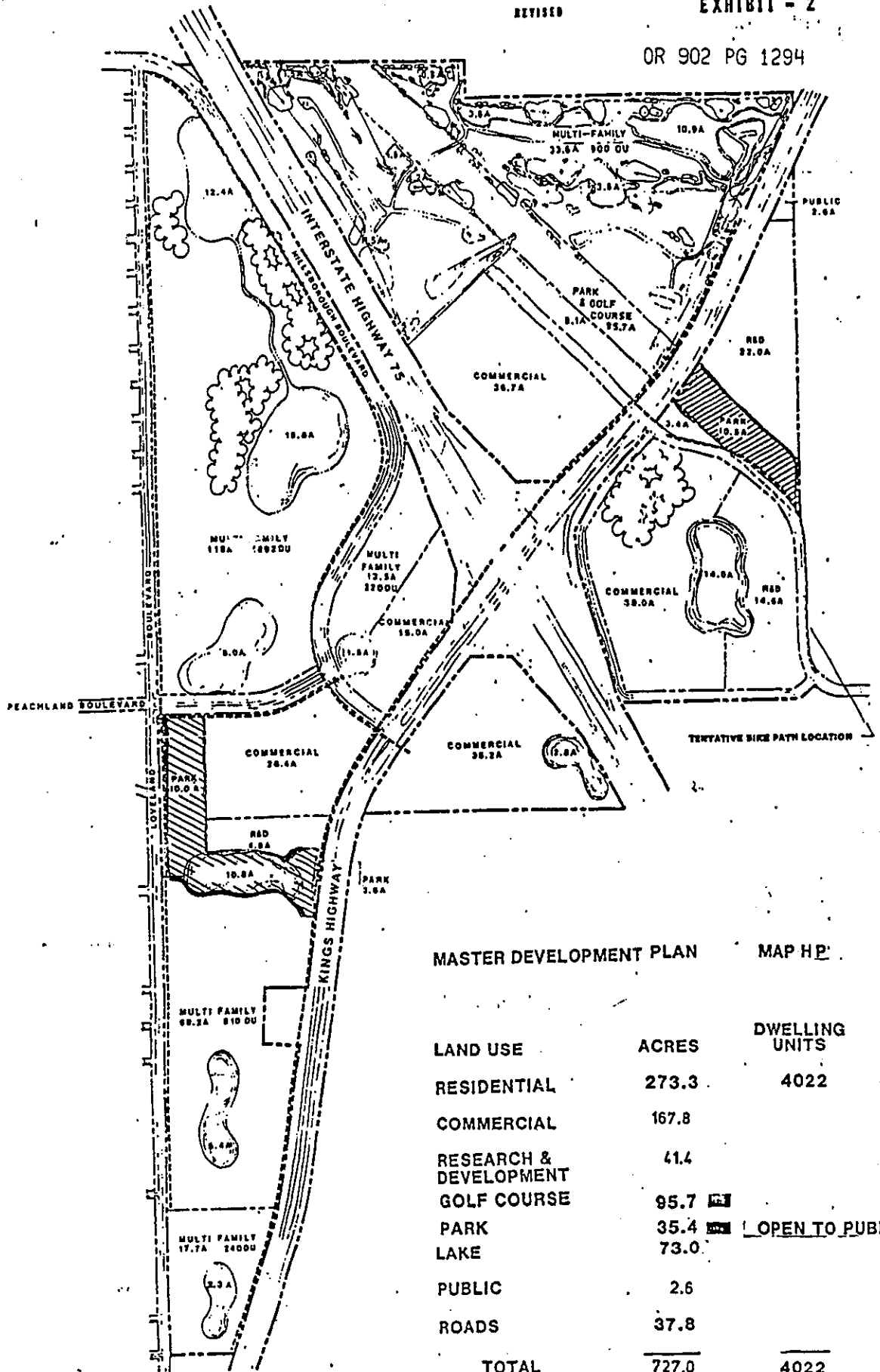
APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

Sandra J. Augustine
Sandra J. Augustine
Assistant County Attorney



MASTER DEVELOPMENT PLAN MAP H

LAND USE	ACRES	DWELLING UNITS
RESIDENTIAL	273.3	4022
COMMERCIAL	167.8	
RESEARCH & DEVELOPMENT	41.4	
GOLF COURSE	95.7	
PARK	35.4	
LAKE	73.0	
PUBLIC	2.6	
ROADS	37.8	
TOTAL	727.0	4022



MASTER DEVELOPMENT PLAN MAP H.P.

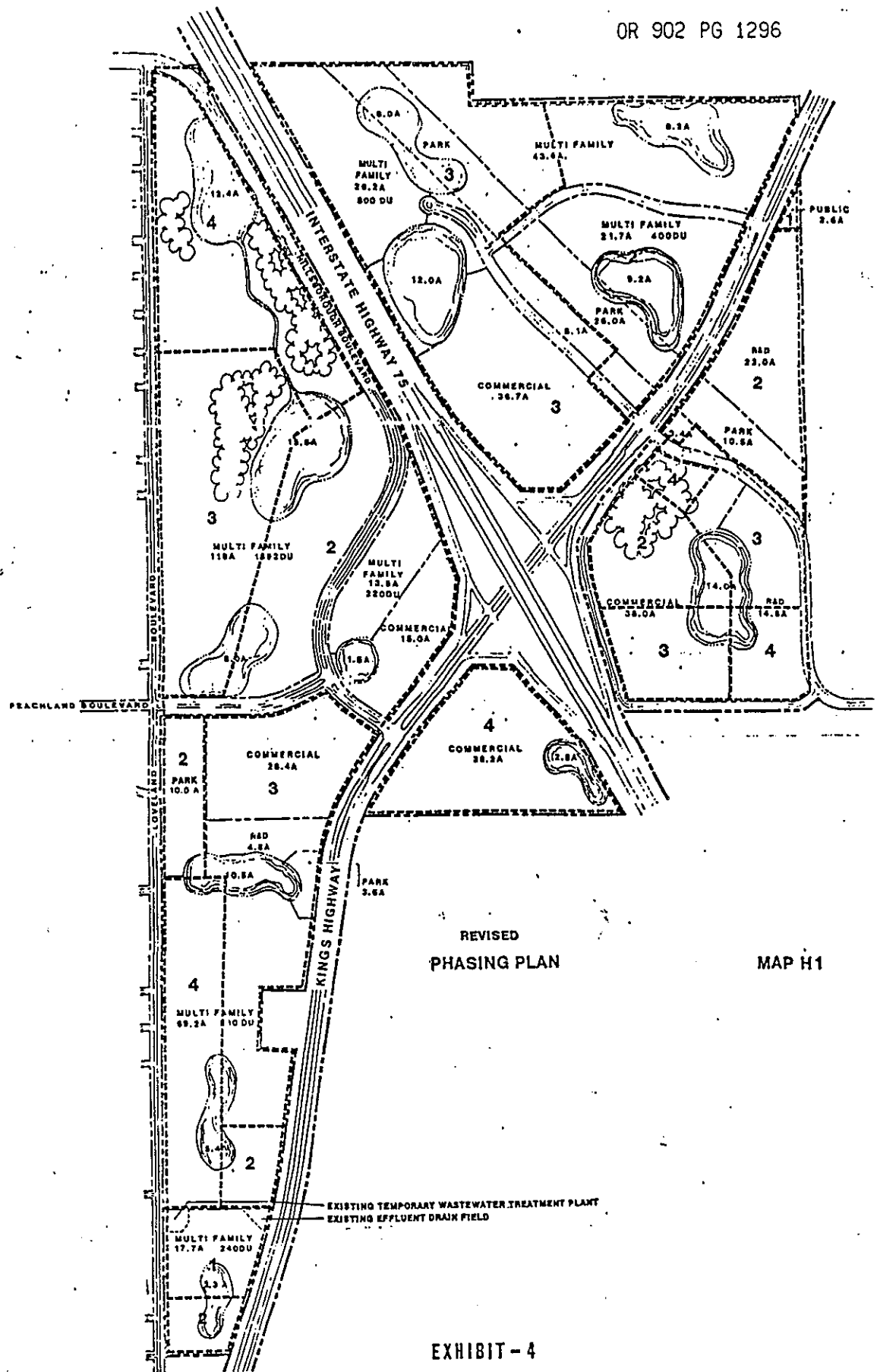
LAND USE	ACRES	DWELLING UNITS
RESIDENTIAL	273.3	4022
COMMERCIAL	167.8	
RESEARCH & DEVELOPMENT	41.4	
GOLF COURSE	95.7	
PARK	35.4	
LAKE	73.0	OPEN TO PUBLIC
PUBLIC	2.6	
ROADS	37.8	
TOTAL	727.0	4022

SANDHILL PROPERTIES

AMENDED ATTACHMENT B-1
TABLE 20-10
LAND USE BY PHASE

	1980-1986 Phase 1		1987-1991 Phase 2		1992-1996 Phase 3		1997-2001 Phase 4		Total	
	Acres	DU's % Total Sq.Ft.*	Acres	DU's % Total Sq.Ft.*	Acres	DU's % Total Sq.Ft.*	Acres	DU's % Total Sq.Ft.*	Acres	DU's % Total Sq.Ft.*
Multi Family	5.5	0.7	92.5	13.0	85.8	11.8	89.5	12.3	273.3	37.8
Retail					40.9	6.0	18.3	2.0	59.2	8.0
Motel			32.0	4.0	15.0	2.0	34.4	5.0	81.4	11.0
Restaurant			4.0	0.5	6.0	0.8	4.0	0.5	14.0	1.8
Service Station			3.4	0.5	5.8	0.8	4.0	0.5	13.2	1.8
Office, Research & Development			22.0	3.0	12.2	1.7	7.2	1.0	41.4	5.7
Parks			35.4	5.0					35.4	5.0
Golfcourse			95.7	13.2					95.7	13.2
Lakes	34.5	4.0	15.7	2.2	20.0	2.8	2.8	0.4	73.0	9.4
Public Facilities	2.6	0.3							2.6	0.3
Roads			32.3	4.4	5.5	0.8			37.8	5.2
TOTAL ACRES AND %	42.6	5.0	376.6	51.0	173.8	24.0	134.0	18.4	727	100.0
TOTAL DU'S	54		1,432		1,236		1,382		4,104	
TOTAL SQ.FT.*			363		544		401		1,308	

*Square Footage Commercial, Office, Research & Development in Thousands



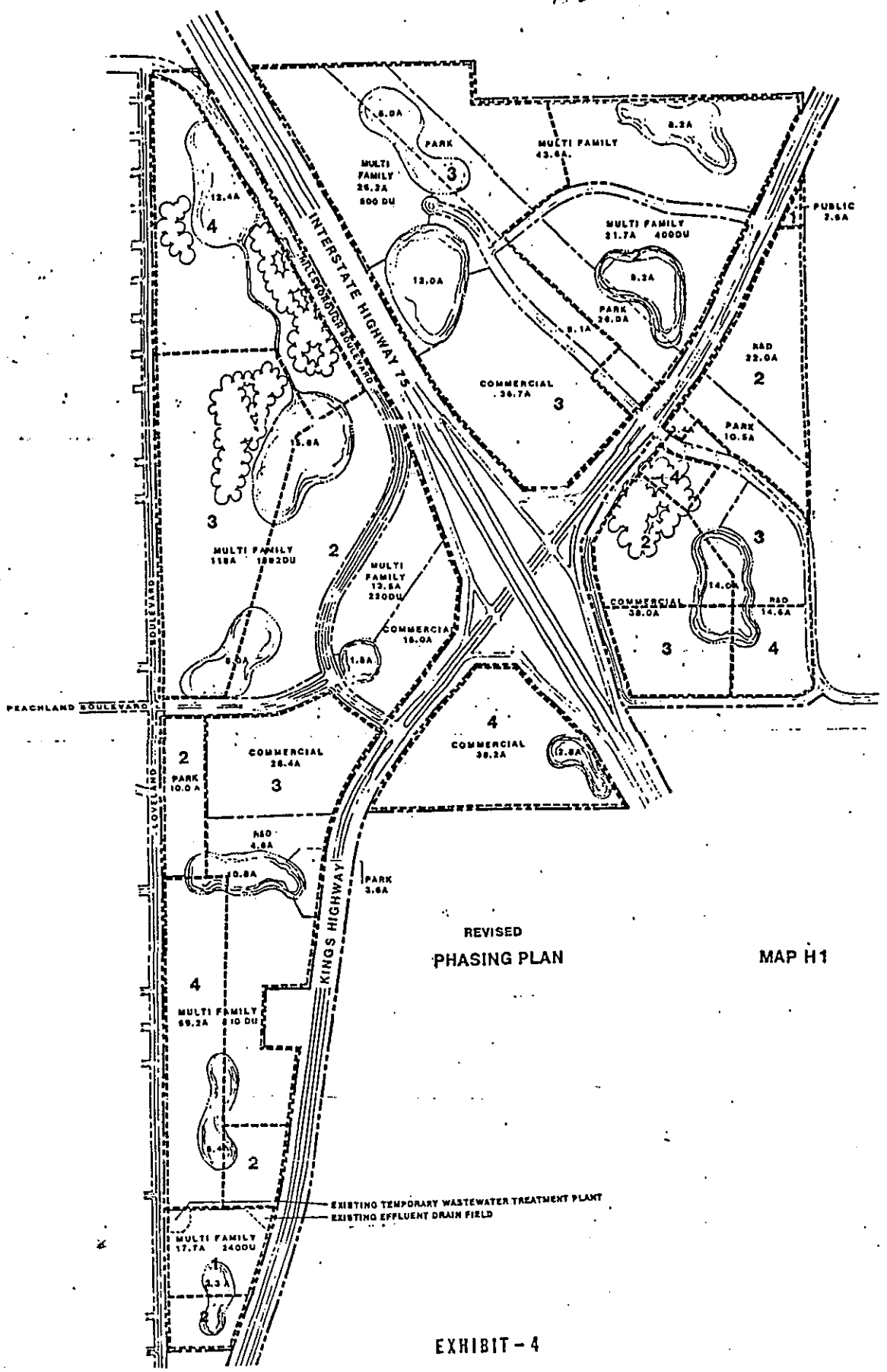
REVISED
PHASING PLAN

MAP H1

EXHIBIT - 4

SANDHILL PROPERTIES

REVISED - *P.2*



REVISED
PHASING PLAN

MAP H1

EXHIBIT - 4

SANDHILL PROPERTIES

Change
to Rec
5.00

RESOLUTION
NUMBER 86- 325

1986 NOV 20 PM 3:52

A RESOLUTION RELATING TO THE PROPOSED CHANGE IN THE DEVELOPMENT ORDER FOR SANDHILL PROPERTIES DEVELOPMENT OF REGIONAL IMPACT.

WHEREAS, an amended Development Order for the Sandhill Properties Development of Regional Impact was approved by Resolution 86-230 of the Board of County Commissioners of Charlotte County on September 9, 1986; and

WHEREAS, Sandhill Properties has proposed a change in its previously approved Development of Regional Impact which the developer asserts would not create a substantial deviation, and this change would generally consist of the inclusion of a public golf course of approximately 96 acres and a reduction in the maximum number of dwelling units allowed in this development from 4804 to 4022 units; and

WHEREAS, the Board of County Commissioners of Charlotte County has conducted a public hearing on November 18, 1986, pursuant to section 380.06(19)(f)(5), Florida Statutes, to determine whether the proposed change required further development of regional impact review.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Charlotte County, Florida:

1. The proposed change to the Sandhill Development of Regional Impact does not require further development of regional impact review.
2. Pursuant to section 380.06(19)(f)(6), Florida Statutes, the developer shall submit an application for amendment of the Concept Plan PD-86-143 that is a part of Development Order 86-230 for the required plan review and recommendations of the Development Review Committee and the Planning and Zoning Board prior to appropriate action by the Board of County Commissioners.

PASSED AND DULY ADOPTED this 18th day of November, 1986.

FILE 86-797948

RECORD VERIFIED - Barbara T. Scott, Clerk
BY PATTI MITCHELL, D.C.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY FLORIDA
By [Signature]

ATTEST:
Barbara T. Scott, Clerk of
Circuit Court and Ex-officio
Clerk to the Board of County
Commissioners

By [Signature]
Deputy Clerk



APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

[Signature]
William D. Moore, County Attorney